

**FINAL**  
**ENVIRONMENTAL ASSESSMENT**  
**FOR CONSTRUCTION OF**  
**FISHER HOUSE II**  
**WRIGHT-PATTERSON AIR FORCE BASE, OHIO**



**PREPARED BY:**  
**88 ABW/CEVO**  
**ENVIRONMENTAL MANAGEMENT DIVISON**  
**CIVIL ENGINEER DIRECTORATE**  
**WRIGHT-PATTERSON AFB**

**MARCH 2008**



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**FINDING OF NO SIGNIFICANT IMPACT  
CONSTRUCTION OF FISHER HOUSE II  
WRIGHT-PATTERSON AIR FORCE BASE, OHIO**

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Pursuant to the Council on Environmental Quality regulations for implementing the procedural provisions of the National Environmental Policy Act (40 Code of Federal Regulations [CFR] 1500-1508), Department of Defense Directive 6050.1 and Air Force Regulation 32 CFR Part 989, the 88<sup>th</sup> Civil Engineer Directorate, Environmental Management Division (88 ABW/CEVO) has prepared an Environmental Assessment (EA) to identify and assess potential environmental effects of constructing and operating a second Fisher House on Wright-Patterson Air Force Base (WPAFB), Ohio. This EA is incorporated by reference into this finding.

**Purpose and Need**

Wright-Patterson Air Force Base is proposing the construction of a temporary lodging facility to house the families of long-term hospitalized patients that currently cannot be accommodated by the existing facilities, Fisher House I and the Nightingale House. Both houses accommodate families of retired, active duty, and dependent patients from an eight state area, as well as families of active duty military patients stationed on the east and west coasts who are sent to the WPAFB Medical Center for treatment. Since opening in May 1990, the Nightingale House continually operates at maximum capacity, and there is a waiting list for occupancy. The existing Fisher House I has been full since its opening in May 1994. Space within the existing facilities to satisfy the existing demand is not available. At times, eligible families have been turned away due to unavailability of space. Families are forced to use off-base hotel facilities, which may pose a considerable economic hardship to those with low to middle incomes; off-base "suite" hotels cost up to \$150/night as compared to free lodging at the Fisher House. Fisher House I is a nine bedroom facility and the Nightingale House is an eight bedroom facility. In order to meet the needs of families of long-term hospitalized patients, WPAFB must increase the temporary lodging facility space available.

**Description of Proposed Action and Alternatives**

The following selection criteria were used to screen alternatives:

- The Fisher House Foundation only constructs new houses so as to keep them in the same Fisher House style and to ensure the highest quality home is constructed, along with providing American Disabilities Act (ADA) compliant and handicap accessible facilities. The Foundation has never renovated, nor considered renovating, an existing facility.
- The Fisher House Foundation does not fund the leasing of existing facilities.
- The second Fisher House must be located near the WPAFB Medical Center to allow residents to have quick and easy access to their family members in the Medical Center. This is the primary goal of the Fisher House Foundation.
- The second Fisher House must be located near the first Fisher House for the most efficient management of both houses and in proximity to existing utilities to reduce construction costs. The 1992 planning for the site location of the first Fisher House was based on having a large enough area to accommodate future construction of a second facility.
- The second Fisher House must be located near a 24-hour gate for easy base access.

- As a residential facility, the second Fisher House must not be located in a business or industrial setting, but rather in a residential setting.

For this proposed action, WPAFB screened three possible alternatives: renovating/enlarging the existing Nightingale house; leasing or constructing a facility off-base; and constructing a new facility. After evaluating each alternative against the selection criteria, WPAFB determined only the proposed action and no-action alternative met the purpose and need, and were carried forward for further evaluation.

**Proposed Action:** This project proposes to construct a new brick clad single story 12 bedroom residential facility with 12 handicapped-accessible and ADA compliant bathrooms and associated parking area just north of Fisher House I on the southwest corner of the intersection of Schlatter and Chidlaw Roads in Area A of WPAFB. The handicapped accessible building will be approximately 10,000 square feet with two living rooms, a kitchen, dining room and laundry room. The new facility, named Fisher House II, would consist of a brick exterior similar to the existing Fisher House I and the homes in the Brick Quarters. Activities associated with the construction of the facility would include site preparation, installation of gas and electric lines, construction of the building and parking area, and landscaping. This second Fisher House would replace the Nightingale House, which would then be returned to Military Family Housing. By moving from the Nightingale House to the second Fisher House, it would add 1,460 bed nights a year, bringing capacity to 7,665 bed nights a year. Fisher Houses are given to the U.S. Government as gifts from the Fisher House Foundation. Currently there are 26 Fisher Houses in operation across the United States. Without the funding by the Fisher House Foundation, this house would not otherwise be constructed at WPAFB.

**No-Action Alternative:** Do not construct a new facility and continue to utilize the Nightingale House.

#### **Alternatives Eliminated from Further Study:**

**Renovate/Enlarge the Existing Nightingale House:** This alternative involved enlarging and completely renovating the Nightingale House to increase the bedrooms from 8 to 12 and also make all areas handicap accessible and ADA compliant. The Fisher House Foundation only constructs new facilities in order to keep them in the same Fisher House style and to ensure the highest quality home is constructed, along with providing ADA compliant and handicap accessible facilities. The Foundation has never renovated, nor considered renovating, an existing facility. Due to these requirements this alternative was considered not feasible and removed from further analysis.

**Construct/Lease a Facility Off-Base:** This alternative would consider leasing or constructing a facility which is located off the boundaries of WPAFB. Due to the nature of providing a facility for family members to be near patients in the WPAFB Medical Center, an off-base facility would not meet this requirement. An existing off-base facility would most likely require renovation to ensure handicap accessibility and to meet the Fisher House Foundation standards. The Foundation has never leased or renovated an existing facility. Due to these requirements, this alternative was considered not feasible and removed from further analysis.

## **Environmental Consequences**

The proposed action would have minimal or no environmental impacts on the following issues: natural resources, transportation, utility systems, and land use. The no-action alternative, with the exception of a long-term negative impact to the socioeconomic conditions of the families forced to find and pay for accommodations off-base, would have no environmental impacts on any natural or man-made resources.

**Air (EA Section IV.B.):** The proposed action would have short-term, minor impacts to air quality during site preparation, excavation, and construction activities. Impacts would be minimized by implementing dust abatement measures to control fugitive dust emissions.

**Water Resources (EA Section IV.C.):** The proposed action would have short-term, minor impacts to water quality during site preparation, excavation, and construction activities. Impacts would be minimized by implementing erosion control measures during construction.

**Earth Resources (EA Section IV.D.):** The proposed action would have short-term, minor impacts to soil during site preparation, excavation, and construction activities. Impacts would be minimized by implementing erosion and siltation controls.

**Cultural Resources (EA Section IV.F.):** The proposed action is located adjacent to the Brick Quarters Historic District. The Ohio Historic Preservation Office has concurred with the base's finding of no adverse effect on the Brick Quarters Historic District.

**Noise/Safety (EA Section IV.H.):** The proposed action is located within the 65-70 dB noise zone. If the Fisher House is constructed at the proposed site, a noise level reduction of 25 dB would be required in the facility construction. This requirement would be met by the standard construction techniques used in building a modern, energy-efficient house. There would be potential impacts to the health and safety of workers during the construction activities. Impacts would be minimized by adherence to health and safety standards.

**Socioeconomics (EA Section IV.L.):** The proposed action would have long-term positive economic and emotional impacts to families staying at the Fisher House II. Families would not have the burden of finding or paying for their own accommodations and would be very near family members hospitalized at the WPAFB Medical Center.

## **Cumulative Impacts**

The cumulative effects of the Proposed Action when added to other past, present, and reasonably foreseeable future actions were evaluated and found to be insignificant. Construction activities would have temporary increases in air emissions, noise, traffic, and soil disturbance. There are no unavoidable adverse impacts associated with the proposed action or the no action alternative.

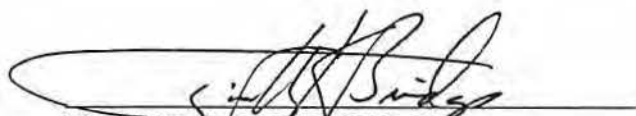
## **Public Notice**

A public notice was posted in the *Dayton Daily News* on 10 Mar 08 for a 12-day public comment period. No comments were received.



### Finding of No Significant Impact

The proposed action consists of constructing a second Fisher House, as a temporary lodging facility, to house the families of long-term patients hospitalized at the WPAFB Medical Center. Based upon my review of the facts and analyses contained in the EA, which is hereby incorporated by reference, I conclude that the Proposed Action will not have a significant impact on the natural or human environment. An environmental impact statement is not required for this action. This analysis fulfills the requirements of the NEPA, the President's Council on Environmental Quality, and 32 CFR 989.



TIMOTHY K. BRIDGES, SES  
Director of Communications,  
Installations and Mission Support

Date: 25 Mar 08

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## **I. PURPOSE AND NEED FOR ACTION**

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### ***A. Purpose and Need for the Proposed Action***

Wright-Patterson Air Force Base (WPAFB) is proposing the construction of a temporary lodging facility to house the families of long-term hospitalized patients that currently cannot be accommodated by the existing facilities, Fisher House I and the Nightingale House. Both houses accommodate families of retired, active duty, and dependent patients from an eight state area, as well as families of active duty military patients stationed on the east and west coasts who are sent to the WPAFB Medical Center for treatment. Since opening in May 1990, the Nightingale House continually operates at maximum capacity, and there is a waiting list for occupancy. The existing Fisher House I has been full since its opening in May 1994. Space within the existing facilities to satisfy the existing demand is not available. At times, eligible families have been turned away due to unavailability of space. Families are forced to use off-base hotel facilities, which may pose a considerable economic hardship to those with low to middle incomes; off-base “suite” hotels cost up to \$150/night as compared to free lodging at the Fisher House. Fisher House I is a 9 bedroom facility and the Nightingale House is an 8 bedroom facility. In order to meet the needs of families of long-term hospitalized patients, WPAFB must increase the temporary lodging facility space available.

WPAFB was previously selected to receive a second Fisher House in 1997, however that offer was placed on hold due to changing mission requirements at the WPAFB Medical Center during that time. Construction of the first Fisher House at WPAFB was completed in 1994. In November 2006 the Air Force Surgeon General sent a letter to the Fisher House Foundation and placed the new Wright-Patterson Fisher House as the Air Force’s number one priority. The Fisher House Foundation, a not-for-profit organization under section 501(c)(3) of the IRS code, has now made an offer to build this house. The Fisher House Foundation will fund the construction of the house and then gift it to the Air Force. Fisher Houses are given to the U.S. Government as gifts from the Fisher House Foundation. Currently there are 26 Fisher Houses in operation across the United States. Without the funding by the Fisher House Foundation, this house would not otherwise be constructed.

### ***B. Location of the Proposed Action***

The proposed site for the second Fisher House is located just north of and adjacent to the first Fisher House (Facility 10831) on the southwest corner of the intersection of Schlatter and Chidlaw Roads in Area A of Wright-Patterson AFB. The location is adjacent to the southwest boundary of the Brick Quarters Historic District. Appendix A contains the site plan showing the proposed building location and photos of the proposed area, along with an architect’s rendering of the new facility.

It is important that this facility be located in close proximity to both Fisher House I and the WPAFB Medical Center. When Fisher House I was planned and constructed the site selected had to be large enough to accommodate future construction of a second facility. The base’s goal in 1990 was to eventually have a total of 16 units to house family members of long-term hospital patients. (Environmental Assessment for Construction of the Fisher House, Feb 92)



### ***C. Decision to be Made***

The purpose of this environmental assessment (EA) is to analyze the environmental impacts of the proposed action and its alternatives (including the no action alternative). Based on the evaluation of this EA, a determination would be made as to whether there are significant environmental impacts expected from the proposed action. The evaluation in this EA would result in a finding of no significant impact (FONSI) if environmental impacts are not significant or in the determination that an environmental impact statement must be prepared if environmental impacts are significant. The decision to be made is whether to permit construction of this facility with privately donated funds at the proposed site or to take no action.

### ***D. Potential Environmental Impacts***

The proposed action involves construction of a residential facility near the WPAFB Medical Center and adjacent to the Brick Quarters family housing area located in the Brick Quarters Historic District. The proposed action and alternative are evaluated for potential environmental impacts to these elements of the natural and human environment:

- Air quality
- Water resources
- Earth resources
- Natural resources
- Cultural resources
- Transportation
- Noise/Safety
- Socioeconomics
- Utility systems
- Land use

There were no issues related to environmental justice, hazardous materials, hazardous waste or stored fuels in tanks impacted by this project, therefore these elements were not evaluated in this EA.

### ***E. Permit Requirements***

No environmental permits are anticipated if the proposed action or the alternative no-action is implemented. Should one acre or more of soil be disturbed a Notice of Intent will be required to be submitted to the Ohio Environmental Protection Agency (EPA). If new drinking water or sanitary wastewater mains will be installed then a Plans Approval and Permit to Install, respectively, will need to be filed with the Ohio EPA.

## **II. DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES**

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### ***A. Selection Criteria for Site Location***

The gift from the Fisher House Foundation to the Air Force is prompting the construction of the second Fisher House. Without the funding by the Fisher House Foundation, this house would not otherwise be constructed. The criteria used to determine the site location is both based on the Fisher House Foundation requirements and the necessity to have the residents located near the WPAFB Medical Center. The decision criteria are listed below:

- The Fisher House Foundation only constructs new houses so as to keep them in the same Fisher House style and to ensure the highest quality home is constructed, along with providing American Disabilities Act (ADA) compliant and handicap accessible facilities. The Foundation has never renovated, nor considered renovating, an existing facility.
- The Fisher House Foundation does not fund the leasing of existing facilities.
- The second Fisher House must be located near the WPAFB Medical Center to allow residents to have quick and easy access to their family members in the Medical Center. This is the primary goal of the Fisher House Foundation.
- The second Fisher House must be located near the first Fisher House for the most efficient management of both houses and in proximity to existing utilities to reduce construction costs. The 1992 planning for the site location of the first Fisher House was based on having a large enough area to accommodate future construction of a second facility.
- The second Fisher House must be located near a 24 hour gate for easy base access.
- As a residential facility, the second Fisher House must not be located in a business or industrial setting, but rather in a residential setting.

Based upon these selection criteria, the only feasible alternatives considered were the location adjacent to the first Fisher House (proposed action) and the no-action alternative.

### ***B. Proposed Action: Construct Second Fisher House Adjacent to the First Fisher House***

The proposed action is to construct a temporary lodging facility to house the families of long-term hospitalized patients that currently cannot be accommodated by the existing facilities, Fisher House I (Facility 10831) and Nightingale House (Facility 18021). Both houses accommodate families of retired, active duty, and dependent patients from an eight state area, as well as families of active duty military patients stationed on the east and west coasts who are sent to the WPAFB Medical Center for treatment. Since opening in May 1990, the Nightingale House continually operates at maximum capacity, and there is a waiting list for occupancy. The existing Fisher House I has been full since its opening in May 1994. Space within the existing facilities to satisfy the existing demand is not available. At times, eligible families have been turned away due to unavailability of space. Families are forced to use off base hotel facilities, which may pose a considerable economic hardship to those with low to middle incomes; off base "suite" hotels cost up to \$150/night as compared to free lodging at the Fisher House. Fisher House I is a 9 bedroom facility and the Nightingale House is an 8 bedroom facility.

This project proposes to construct a new brick clad single story 12 bedroom residential facility with 12 handicapped-accessible and ADA compliant bathrooms and associated parking area just north of the

Fisher House I (Facility 10831) on the southwest corner of the intersection of Schlatter and Chidlaw Roads in Area A of Wright-Patterson AFB. The handicapped accessible building will be approximately 10,000 square feet with two living rooms, a kitchen, dining room and laundry room. The new facility, named Fisher House II, would consist of a brick exterior similar to the existing Fisher House I and the homes in the Brick Quarters. Activities associated with the construction of the facility would include site preparation, installation of gas and electric lines, construction of the building and parking area, and landscaping. This new Fisher house would replace the Nightingale House, which would then be returned to Military Family Housing. By moving from the Nightingale House to the new Fisher House, it would add 1,460 bed nights a year, bringing capacity to 7,665 bed nights a year.

***C. Alternative 1: No-Action Alternative***

Under this alternative, no action would occur. The proposed new facility would not be constructed, and the Nightingale House would continue to fill this function as long as it is not demolished. The Nightingale House is a base house, converted from two three-bedroom units into an eight-bedroom facility. Constructed in 1975 as a duplex for military family housing, it is coming to the point where it has outlived its usefulness. The biggest drawback of the Nightingale House is that it is not handicapped accessible in any way. In addition, only two of the eight bedrooms have private baths and the other six share two upstairs hallway baths. The Nightingale House is a unit in the Pine Estates housing area, which is currently scheduled for demolition in the future, with some of the units being retained for temporary lodging.

If the no-action alternative were implemented, then the demand for more housing space would not be met and families would continue to have to find and pay for their own accommodations. Should the Nightingale House be demolished, even more families of patients would be forced to live in commercial hotel/motel facilities resulting in personal expense and inconvenience. Failure to have family members nearby while undergoing treatment for long term illness will be stressful for the patients and their families, potentially adversely affecting the treatment outcome. Typical treatments affecting Fisher House clients are radiation and oncology treatment for cancer and intensive care patients.

***D. Alternatives Eliminated from Further Study***

Based upon the selection criteria established the following alternatives were considered but determined not feasible and were eliminated from further evaluation in this EA.

***1. Renovate/Enlarge Existing Nightingale House***

This alternative would involve enlarging and completely renovating the existing Nightingale House to increase the bedrooms from 8 to 12 and also make all areas handicap accessible and ADA compliant. With the construction of a second Fisher House, the Nightingale House would return to military housing. The Nightingale House is a unit in the Pine Estates housing area, which is currently scheduled for demolition in the future, with some of the units being retained for temporary lodging. The Fisher House Foundation only constructs new houses so as to keep them in the same Fisher House style and to ensure the highest quality home is constructed. The Foundation has never renovated nor considered renovating an existing facility (Mr. Derek Donovan, Vice President of Operations, Fisher House Foundation, Inc.).

This project is only being considered by the Air Force due to the gift from the Fisher House Foundation. Since the Foundation does not fund the renovation of existing facilities and due to the future demolition of Pine Estates, this alternative is not feasible and is removed from further consideration in this EA.

*2. Leasing or Constructing an Off-Base Facility*

A second alternative would consider leasing or constructing a facility which is located off the boundaries of WPAFB. Due to the nature of providing a facility for family members to be close to patients in the WPAFB Medical Center, an off-base facility would not meet this requirement. An existing off-base facility would most likely require renovation to ensure handicap accessibility and to meet the Fisher House Foundation standards.

This project is only being considered by the Air Force due to the gift from the Fisher House Foundation. Since the Foundation does not fund the renovation or leasing of existing facilities, and that the requirement to be near the WPAFB Medical Center would not be met, this alternative is not feasible and is removed from further consideration in this EA.

### **III. AFFECTED ENVIRONMENT**

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#### ***A. Introduction***

Wright-Patterson AFB is located in the southwest portion of the state of Ohio in Greene and Montgomery counties. The base is subdivided into three areas: A, B, and C. Area B is separated from Areas A and C by State Route (SR) 444 and is more highly developed than other areas of the base. WPAFB is about 10 miles east of Dayton, Ohio, 60 miles northeast of Cincinnati, and 70 miles southwest of Columbus. The base encompasses 8,145 acres with a variety of land uses ranging from administrative and residential to research and industrial.

#### ***B. Air***

The Ohio EPA is responsible for implementing and enforcing the environmental regulatory requirements outlined by USEPA, including monitoring for criteria pollutants (carbon monoxide, nitrogen oxides, sulfur dioxide, lead, ozone, and particulate matter equal to or less than 2.5 microns in diameter) to determine whether the levels meet the criteria pollutant attainment standards. WPAFB is located in the Dayton/Springfield area for ozone National Ambient Air Quality Standards, which covers Clark, Greene, Miami, and Montgomery counties. This area is considered in attainment for the 8-hour ozone standard. However, the Dayton/Springfield area (Clark, Montgomery, and Greene counties) is considered as basic non-attainment for particulate matter less than 2.5 microns in size.

WPAFB, which is considered a major source of air pollutants, submitted an application for a Clean Air Act Title V air quality operating permit in February 1996. Ohio EPA issued a final permit on January 27, 2004, with an effective date of February 17, 2004, identifying all sources of air pollution, applicable regulatory requirements, and emission limits.

#### ***C. Water Resources***

*Surface Water.* Wright-Patterson AFB is located in the Mad River Valley. The Mad River is a tributary for the Great Miami River. Surface drainage from the base is directly into the Mad River or indirectly, through Hebble Creek, Trout Creek, and minor unnamed tributaries. Hebble Creek enters the Mad River at Huffman Dam, in the southwest corner of Area C. The base operates with a National Pollution Discharge Elimination System (NPDES) permit that places limits on pollutants that the base can discharge from its storm drains to navigable waters. Permits are required for discharges of storm water from construction sites. Under the Phase II rule, a Notice of Intent permit is required for disturbance of soil greater than one acre.

*Floodplains.* The proposed project site is between 832 and 834 feet above mean sea level (MSL). Therefore, this project is not located in the 100 year floodplain of the Mad River (814.3 feet MSL) so there is minimal danger of flooding at the project site.

*Groundwater.* The Mad River buried valley aquifer underlies the majority of WPAFB and is part of the larger Miami Valley buried aquifer that supplies drinking water to much of southwestern Ohio. This is an unconsolidated aquifer of glacial origin ranging in thickness from 40 to 300 feet (averaging 50 feet).

Valleys created during glaciation in the Pleistocene Epoch were filled by glacial outwash materials consisting primarily of sand and gravel. This aquifer exhibits the relatively high hydraulic conductivity typical for aquifers with this composition (4,000-4,500 gpd/ft). Groundwater is typically found under water table (unconfined) conditions. However, there are intermittent silt strata within the glacial deposits which can act as an aquitard and can produce semi-confined conditions. The floor of the buried valley consists of relatively impermeable Silurian shale bedrock.

#### ***D. Earth Resources***

The bedrock underlying Wright-Patterson AFB is gently dipping Ordovician and Silurian sedimentary rock. The base is located on the crest of the Cincinnati Arch, a broad anticline that drops to the north-northeast at approximately five feet per mile. This sedimentary rock consists mainly of shales with thin interbeds of limestone. Overlying the bedrock are unconsolidated glacial deposits of the Pleistocene Epoch consisting of gravel, sand, silt, and clay interbedded with water-bearing sand and gravel zones. Glacial outwash deposits of sand and gravel commonly overlie till and are in turn capped by alluvial sand, silt, and clay deposited during recent time.

The specific soil type at the proposed site is Miamian-Urban land complex, undulating. Miamian soils are well drained soils formed in medium-textured glacial till. The top seven inches of this soil type is brown silt loam. The next seven inches is brown silty clay loam, which is underlain by 16 inches of yellowish brown and brown clay and clay loam. This, in turn, is underlain by eight inches of brown loam. The substratum consists of yellowish brown loam. Approximately 15 to 30 percent of Miamian-Urban land complex is covered by manmade developments, such as buildings, roads, etc. Twenty-five to fifty percent of the area consists of fill material, and 20 to 60 percent is undisturbed. Runoff is moderate, and there is only minor potential for erosion from this soil type unless it is used for farming (Soil Survey of Greene County, Ohio, 1978).

#### ***E. Natural Resources***

There are a few Ohio threatened/endangered species and federal candidate endangered species located on Wright-Patterson AFB. Federal- and/or state-listed species at WPAFB include the Indiana bat (*Myotis sodalis*), bald eagle (*Haliaeetus leucocephalus*), eastern massasauga rattlesnake (*Sistrurus c. catenatus*), clubshell mussel (*Pleurobema clava*, a mussel), and blazing star stem borer (*Papaipema beeriana*, a moth). A full discussion of threatened and endangered species present or suspected on the base is contained in the Integrated Natural Resources Management Plan, available from the 88 ABW/CEV, Wright-Patterson AFB, Ohio 45433.

The proposed site is currently a flat grassy area which is mowed on a frequent basis throughout the growing season. There are no known threatened or endangered species at or adjacent to this site.

#### ***F. Cultural Resources***

Wright-Patterson AFB contains a number of significant cultural resources, including both prehistoric sites and historic buildings and sites. There are two prehistoric sites, consisting of Early Woodland Indian burial mounds, located on base, one single mound in the eastern portion of Area B and a cluster of six mounds within the Wright Brothers Memorial Park. The historic sites include Huffman Prairie Flying



Field, a National Historic Landmark, at which the flying field and hangars used by the Wright brothers were located, and several historic buildings and districts in Areas A, B, and C. The proposed action is located adjacent to the Brick Quarters Historic District.

### ***G. Transportation***

A number of major highways are located in close proximity to WPAFB, including Interstate 675, a major north/south highway situated to the east and south of the base. State Route 444 bisects the base, separating Area B from Areas A and C. Interstate 70, a major east/west highway, is located north of the base. Access to the main base complex is limited to a number of gates which are controlled by the base security police. Most of those who would stay at the proposed new facility would most likely enter the base from SR 444 through Gate 12A.

### ***H. Noise/Safety***

The Air Installation Compatible Use Zone (AICUZ) program was established by the Air Force in response to Department of Defense requirements to address noise and safety concerns associated with the operation of military installations. The goal of AICUZ is to promote compatible land use on and off base in order to minimize noise complaints and safety hazards. AICUZ guidelines recognize the fact that sounds which are not considered disruptive during daytime hours may be intrusive during the quieter nighttime hours. When measuring sound, this distinction is taken into account by the use of a descriptor known as the day-night average sound level system (DNL or Ldn). The DNL is expressed in decibels (dB) on the A-weighted scale.

In 1995 the base conducted a comprehensive noise survey and established noise level contours for the base and surrounding vicinity. The AICUZ program also established Accident Potential Zones (APZs) based upon the likelihood of aircraft mishaps. Land use is restricted within certain zones due to noise and safety constraints. The proposed site is located in the 65-70 dB noise zone, and is outside all APZs.

### ***I. Socioeconomics***

Wright-Patterson AFB is the largest employer in the region. Approximately 20,000 people are employed at the base, consisting of nearly 1 in 12 people in the greater Dayton area. Approximately 92% of WPAFB's military and civilian employees live in the Dayton-Springfield Ohio Metropolitan Statistical Area that includes Greene, Montgomery, Clark and Miami counties. The base has an annual payroll of approximately \$1.25 billion, making the base a major social and economic force in the Dayton area. The base's economic impact extends into an 18 county region within a 50-mile radius of the base. The base awards numerous contracts every year to local business, further supporting the local economy.

Statistics provided by the Ohio Department of Development and Federal Census Bureau indicate that the percent of the population below poverty level in 2000 in Ohio and the three-county area was lower than the national average. On the other hand, in 2004, per capita income in Ohio and in the four-county area was below the national average. Since 2002, Ohio's unemployment rate also has been consistently higher than the national rate. There is speculation that this drop is largely a result of the loss of manufacturing jobs throughout the state over the last few years (EA for BRAC Facilities and Remote Field Training Site, 2008). In general, Montgomery and Clark counties' poverty and unemployment rates

are higher than the state average, while Greene County is lower than the state average (Table 1). Population growth statistics for the four-county area are provided in Table 2. Greene and Miami counties show a slight increase in population, while Montgomery and Clark counties show a slight decrease in population. The estimated percent of vacant housing in 2004 for Greene, Montgomery, Clark, and Miami counties was 5.0 percent, 7.7 percent, 7.2 percent, and 5.2 percent, respectively (EA for BRAC Facilities and Remote Field Training Site, 2008).

<b>Table 1.</b>							
Regional Economic Profile							
Average per Capita		Percent below	Percent Unemployment				
Income (2004)		Poverty Level (2000)	2002	2003	2004	2005	2006
Greene	\$32,497	8.5	5.0	5.4	5.5	5.5	5.0
Montgomery	\$31,773	11.3	6.0	6.5	6.6	6.4	5.9
Clark	\$28,094	10.6	7.0	7.3	6.7	6.4	5.7
Miami	\$30,411	6.7	5.6	5.9	5.7	5.6	5.7
Ohio	\$31,161	10.6	5.7	6.2	6.2	5.9	5.4
United States	\$33,050	12.4	5.8	6.0	5.5	5.1	4.3

**Table 2.** Area Population Growth Statistics

County	Total population for 2000 <sup>a</sup>	Estimated population for 2004 <sup>b</sup>	Percent change in population
Greene	147,886	152,233	2.9% increase
Montgomery	559,062	550,063	1.6% decrease
Clark	144,742	142,613	1.5% decrease
Miami	98,868	100,797	1.9% increase

<sup>a</sup>U.S. Census Bureau (2000)

<sup>b</sup>Ohio Department of Development (2006)

## **J. Utility Systems**

1. *Sanitary Sewage.* The base contracts with the city of Dayton for sewage treatment service. There is presently no maximum or minimum quantity of treatment service stipulated in the agreement. Sanitary sewer lines are in close proximity for the proposed action at the adjacent Fisher House I.

2. *Water Supply.* Water is supplied to all base users by a number of base wells which pump water from the Mad River buried valley aquifer system. Water lines are in close proximity for the proposed action located at the adjacent Fisher House I.

3. *Solid Waste.* All refuse at Wright-Patterson AFB is collected by a private contractor. Disposal is in a sanitary landfill off-base, which is in compliance with all applicable regulations. Construction and demolition wastes are also disposed of off-base through contractor services.

4. *Electrical/Steam.* Electrical service to the base is provided by Dayton Power and Light Company (DP&L) from a substation located off-base. Area A and C facilities are heated by steam circulated from a central plant (Facility 31240) which currently has three coal-fired boilers. Electrical and steam lines are in close proximity for the proposed action located at the adjacent Fisher House I.

***K. Land Use***

Thirteen distinct, separate land use categories have been identified on Wright-Patterson AFB. Area A of the base consists primarily of administrative functions and medical services, while Area B is devoted chiefly to research and development. Area C is dominated by airfield operations and maintenance. Other minor land use categories include housing, outdoor recreation, open space, and industrial (EA for Construction of the Fisher House, Feb 92).

The two major land uses in the vicinity of the proposed action are residential and medical. One of the major base housing areas, the Brick Quarters is immediately adjacent to the proposed project site. In addition, the Visiting Officers' Quarters are also across the street from the proposed site. The base Medical Center is approximately 1000 feet from the proposed action location. There are no Installation Restoration Program sites at or adjacent to the proposed site.

#### **IV. POTENTIAL ENVIRONMENTAL IMPACTS**

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##### ***A. Introduction***

The purpose of this section is to provide an evaluation of the potential impacts associated with the proposed action and no-action alternative.

##### ***B. Air***

Impacts on air quality due to construction activity for the proposed action would be temporary and insignificant. Small amounts of air pollutants would be generated during site preparation and construction. This would result from construction machinery operation and dust, and would have no significant adverse impacts provided appropriate dust abatement measures are taken. Construction equipment operation would result in minor emissions of carbon monoxide, carbon dioxide, nitrogen oxides, and hydrocarbons from the fuels consumed. However, this impact would be short-term and the resultant effect on air quality would be temporary. Major ground disturbance is involved at any construction site. This can result in temporary dust plumes. However, dust abatement measures are included in all WPAFB construction projects. With the incorporation of mitigative measures, this impact would be minor that it should not cause an increase in the level of suspended particulates.

The completed second Fisher House would place additional demands for electricity on Dayton Power and Light (DP&L) and for steam heat from Building 1240. Both DP&L and Building 1240 generate air pollution in order to meet customer demands for electricity and heat. The incomplete combustion of fossil fuels results in the emission of sulfur oxides, nitrogen oxides, and particulate matter. Sulfur oxides are oxidized and form sulfuric acid, believed to be the primary cause of acid precipitation. In addition, coal contains mineral constituents from plants and the surrounding soil which were incorporated during the early stages of coal formation. The mineral content is at least 1-2 % by weight but can be as high as 8-10%. When coal is burned, most of the mineral content remains as ash. Many utilities today use finely pulverized coal; in these cases as much as 80% of the ash is fly ash which is carried away with the exhaust gases (EA for Construction of the Fisher House). Fabric filters are used to remove the ash from the exhaust stacks in Facility 31240; low sulfur coal is used by the base to minimize the problem with sulfur oxide emissions. Wright-Patterson AFB has over 1,640 facilities containing a total of 18,177,710 square feet. The proposed facility represents only a 0.06% increase in the square footage of base facilities. Therefore, the construction of this facility would not cause an appreciable increase in the base demand for electricity and heating. Nor would the impact of the day-to-day operation of this facility have a significant adverse impact on air quality.

The no-action alternative would involve no construction activity, and therefore, this alternative would have no air quality impact.

##### ***C. Water Resources***

The proposed action could have a minor negative impact on surface water quality due to sediment laden run-off entering the adjacent storm sewer during the construction phase of this project. Since this area is relatively flat, run-off should be minimal. If greater than 1 acre of ground is disturbed at the proposed

action site, a Notice of Intent, along with a Stormwater Pollution Prevention Plan would be submitted to the Ohio EPA for review and approval.

During construction, the movement of heavy trucks and other construction equipment may reduce the permeability of the soil. This is exacerbated by a decrease in vegetative cover during the construction phase. This impact would be mitigated by limiting the movement of vehicle traffic and clearing vegetation from the minimum required area.

The proposed site is not located within a zone of influence or cone of depression of a drinking water supply well or well field. Therefore, the proposed project would have no significant impact on aquifer recharge.

Operation of the completed facility would have minimal negative impact on water quality. Since this is a residential facility, only household chemicals will be stored or used in this building. Therefore, there is no greater potential for impacting sanitary water quality than with the existing residential facilities. If water and/or sanitary sewer mains are installed a Plans Approval and Permit to Install, respectively, would be submitted to the Ohio EPA for review and approval.

The no-action alternative would have no impact on surface or ground water quality or quantity.

#### ***D. Earth Resources***

The proposed action does not present any geologic or soil-related problems that cannot be addressed by using standard construction procedures. Short-term impacts from erosion may result from construction of either of the build alternatives. These impacts are not expected to be significant because the proposed site for the second Fisher House is predominantly level and the transport of sediment away from the construction site would be minimal. Erosion and sedimentation control measures would be implemented throughout the construction process, especially during months experiencing high precipitation, to minimize any potential impact. Long-term impacts to geology and soil are not expected to result from the proposed action. Alteration of the landscape that may be required during construction is expected to be minimal and would not significantly change the existing topography.

The no action alternative would have no impact on earth resources.

#### ***E. Natural Resources***

The area surrounding the proposed action location is developed and does not contain the habitat of any rare and endangered species. The high density residential area and parking lots have greatly reduced the biotic spectrum inhabiting the area. Therefore, proposed action would have no significant impact on natural resources.

The no action alternative would have no impact on natural resources.

#### ***F. Cultural Resources***

In 1990 extensive historical map research was conducted by the U.S. Army Construction Engineering Research Laboratory as part of their base-wide inventory to identify potential historic sites in the preparation of the base's Historic Resources Management Plan. Potential sites were located along Chidlaw Road, however in the late 1990's, Phase I archaeological surveys were conducted in the area and no NRHP eligible sites were discovered. The proposed construction site of the second Fisher House does not contain and is not adjacent to any identified archaeological sites. The proposed area is considered previously disturbed due to the construction of the Brick Quarters housing area and the surrounding roadways. Therefore, the potential for the discovery of archaeological resources during construction is low.

The only historic buildings that are adjacent to the proposed action location are the 67 units that comprise the Brick Quarters senior officer housing area. The WPAFB Cultural Resources Manager (CRM) has determined that the Brick Quarters, which is a potential National Register historic district, would not be adversely affected, either directly or indirectly, by the proposed action. The CRM has coordinated with the Ohio Historic Preservation Office (OHPO) requesting concurrence with the finding of no adverse effect to the Brick Quarters Historic District as a result of the proposed action (see Appendix B, 18 Jan 08 correspondence). OHPO has concurred with the finding of no adverse effect (see Appendix B, 29 Feb 08 correspondence).

The no action alternative would have no impact on cultural resources.

#### ***G. Transportation***

The proposed action would have minimal impact on base traffic patterns. The proposed site was selected based on its close proximity to the WPAFB Medical Center and Fisher House I. Residents would be able to walk from the Fisher House II to the Medical Center to visit their family members. Construction of this facility and associated parking lot would, in fact, have a minor positive impact on the current parking shortage around the Medical Center. The family members of at least twelve patients would no longer have to drive to the Medical Center and occupy limited parking spaces for extended periods.

Only minor negative impacts to base traffic patterns would be experienced during the construction phase of this project. Construction equipment would be transported to the project site via existing roads capable of supporting large vehicles. In addition, selected roads would be lightly traveled and used only during hours of minimal traffic. Any spill material removed from the construction site would be carried in approved vehicles with the proper permits. These vehicles would not be overloaded and only use roads capable of safely handling anticipated loads. In addition, load covers would be used to prevent a potential loss of load due to winds, rains, and rough roads.

The no action alternative would have no impact on transportation.

#### ***H. Noise/Safety***

During construction, there would be some temporary construction noise from heavy equipment use. Construction equipment at the site would include trucks (83-93 dB at 50 feet), pavers (86-88 dB at 50



feet), rollers or compactors (72-75 dB at 50 feet), and bulldozers (79-91 dB at 50 feet). It is possible to fit equipment with internal combustion engines with exhaust mufflers to provide a 5-10 dB noise reduction. However, this frequently creates operational problems. Construction noise represents a short-term impact on ambient noise levels. In addition, the noise generated by construction equipment would not reach levels routinely experienced in a flight line area.

If the Fisher House is constructed at the proposed site, a noise level reduction of 25 dB would be required in the facility construction. This requirement would be met by the standard construction techniques used in building a modern, energy-efficient house. The proposed action site is located within the 65-70 dB noise zone. The proposed action site is located outside of all Accident Potential Zones.

Because construction workers conducting the construction would be responsible for complying with standard operating procedures and applicable health and safety regulations, no impacts to health and safety would be expected.

The no-action alternative would have no impact on noise or safety.

### ***I. Socioeconomics***

Construction of the proposed Fisher House would have a minor positive short term cumulative socioeconomic impact as a result of the construction activity. Actual facility construction would be performed by a contractor which would result in a slight positive economic impact. Given the large number of secondary jobs already created by the base, this impact would be insignificant. Operation of the new Fisher House would have a minor negative socioeconomic impact as it would eliminate twelve potential customers for local hotels. However, in the Dayton/Montgomery and Greene County region surrounding the base, there are over 10,000 rooms. Therefore, the Fisher House would only have a potential impact on 0.12 % of the available rooms in the local area. Therefore, this impact would not be significant.

Operation of the new Fisher House would have a positive impact on the families who get to stay at the house at no cost. The savings for families who would otherwise have to pay for their own lodging would be up to \$150 per night.

The no-action alternative would have a negative socioeconomic impact. If the no-action alternative were implemented, then the demand for more housing space would not be met and families would continue to have to find and pay for their own accommodations. Should waivers under AFR 87-2 no longer be extended, even more families of patients would be forced to live in commercial hotel/motel facilities resulting in personal expense and inconvenience. Failure to have family members nearby while undergoing treatment for long term illness will be stressful for the patients and their families, potentially adversely affecting the treatment outcome.

### ***J. Utility Systems***

*1. Sanitary Sewage.* Wastewater from the proposed facility would enter the base sewage collection system. From there it would be piped into the sewer system of the City of Dayton with whom the base contracts for sewage treatment service. Discharged waters would be fully compatible with the Dayton

treatment plant. As the proposed action is a residential facility, there are no concerns about industrial or laboratory chemicals entering the sanitary sewer system from this location.

2. *Water Supply.* Base wells provide a total of 1.80 million gallons per day to Areas A and C. The additional demands placed by one residential facility on a system of this size would not be significant.

3. *Solid Waste.* There are approximately 2000 family housing units on Wright-Patterson AFB from which solid waste is collected and disposed of by a contractor. The addition of one more unit would not have a significant impact on this system.

4. *Electrical/Steam.* Given the square footage of the existing facilities on Wright-Patterson AFB, the addition of one 10,000 square foot building would not place a significant impact on existing electrical and heating systems.

#### ***K. Land Use***

The proposed new facility is consistent with adjacent land use. The proposed action site identified for this facility is located on the edge of a residential area. The base Medial Center is approximately 1000 feet from the proposed site, and the new facility would provide valuable support to the family members of long-term hospital patients. The proposed site is consistent with long-term base land use plans.

#### ***L. Cumulative Impacts***

A cumulative effect is defined as an effect on the environment that results from the incremental effect of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative effects can result from individually minor but collectively significant actions taking place locally or regionally over a period of time. The purpose of analyzing the cumulative effects of a proposed action is to ensure that federal decisions consider the “big picture” of the consequences of the proposed action.

Cumulative effects are identified by defining the direct and indirect effects of the proposed action, determining which environmental resources are affected, and deciding which effects on these resources are important from a cumulative effects perspective. Also, when analyzing cumulative effects, the spatial (geographical area) and temporal (time frame) components must be expanded beyond the scope of the proposed action.

There are no foreseeable, significant, indirect, or cumulative effects associated with the proposed action.

There are no foreseeable, significant, indirect, or cumulative effects associated with the no action alternative.

#### ***M. Unavoidable Adverse Impacts***

If the proposed action were implemented, soil would be excavated as part of the site preparation/construction work. Impacts to vegetation would be minor because the species are common to the base (i.e., common native grasses and forbs) and the areas excavated would be

revegetated/landscaped. Minor impacts from noise would slightly affect passers-by and nearby workers. The increase in noise would be primarily due to construction/excavation equipment. The construction noise would only exist during working hours. There are no unavoidable adverse impacts associated with the proposed action or the no action alternative.

***N. Relationships of Short-Term Uses and Long-Term Productivity***

Neither the proposed action nor the no-action alternative would affect the long-term productivity of the environment; no significant impacts to the environment or socioeconomic factors have been identified through this EA process.

***O. Irreversible and Irretrievable Commitments of Resources***

CEQ regulations in 40 CFR §1502.16 require that an agency identify any irreversible or irretrievable commitments of resources that would be involved in the proposed action, should it be implemented. Capital, energy, materials, and labor would be required for the proposed action. These resources are not retrievable.

## **V. CONCLUSION**

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The results of this EA indicate that the proposed action, construction of Fisher House II, would have no significant environmental impacts. Based on this study, the preparation of an environmental impact statement is not warranted. It is recommended that a finding of no significant impact be issued. The evaluation of the potential environmental impacts from the proposed action and no-action alternative is summarized in Table 3.

**Table 3.** Summary of Potential Environmental Impacts

<b>Resource</b>	<b>Environmental Impacts Proposed Action</b>	<b>Environmental Impacts No-Action</b>
Air	<u>Short-term:</u> Potential minor impacts from construction activities. Dust abatement measures will be implemented to control fugitive dust emissions.  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Water Resources	<u>Short-term:</u> Potential minor impacts from construction activities. Erosion control measures will be implemented.  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Earth Resources	<u>Short-term:</u> Potential minor impacts from construction activities. Erosion control measures will be implemented.  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Natural Resources	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Cultural Resources	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Transportation	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Noise/Safety	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Socioeconomics	<u>Short-term:</u> Minor positive impact due to creation of jobs and purchase of goods and services.  <u>Long-term:</u> Positive economic and emotional impacts to families staying at Fisher House.	<u>Short-term:</u> No impacts  <u>Long-term:</u> Negative economic and emotional impact to families forced to find and pay for accommodations off-base.
Utility Systems	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts
Land Use	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts	<u>Short-term:</u> No impacts  <u>Long-term:</u> No impacts

## **VI. PERSONS CONTACTED**

---

James Conrad, Military Family Housing, 88 ABW/CEHP  
Jeff Dwellen, Civil Engineering Planning, 88 ABW/CECX  
Jo Anderson, Civil Engineering Planning, 88 ABW/CECX  
Karen Healea, Fisher/Nightingale House Manager  
Barbara Howe, Fisher/Nightingale House Assistant Manager  
Derek Donovan, Vice President for Operations, Fisher House Foundation, Inc., (301) 294-1291

### **References:**

*Environmental Assessment for BRAC Facilities and Remote Field Training Site*, 2008

*Environmental Assessment for Construction of the Fisher House*, 2750 ABW/EME, February 1992.

Greene County Convention and Visitors Bureau Website, 3 March 2008.

Dayton/Montgomery County Convention and Visitors Bureau Website, 3 March 2008.

*Wright-Patterson AFB Fisher Houses.....Touching Lives with Compassion, Another Fisher House is going to be built on Wright-Patt!*, Capital Campaign News Release, [www.fnhi.org](http://www.fnhi.org)

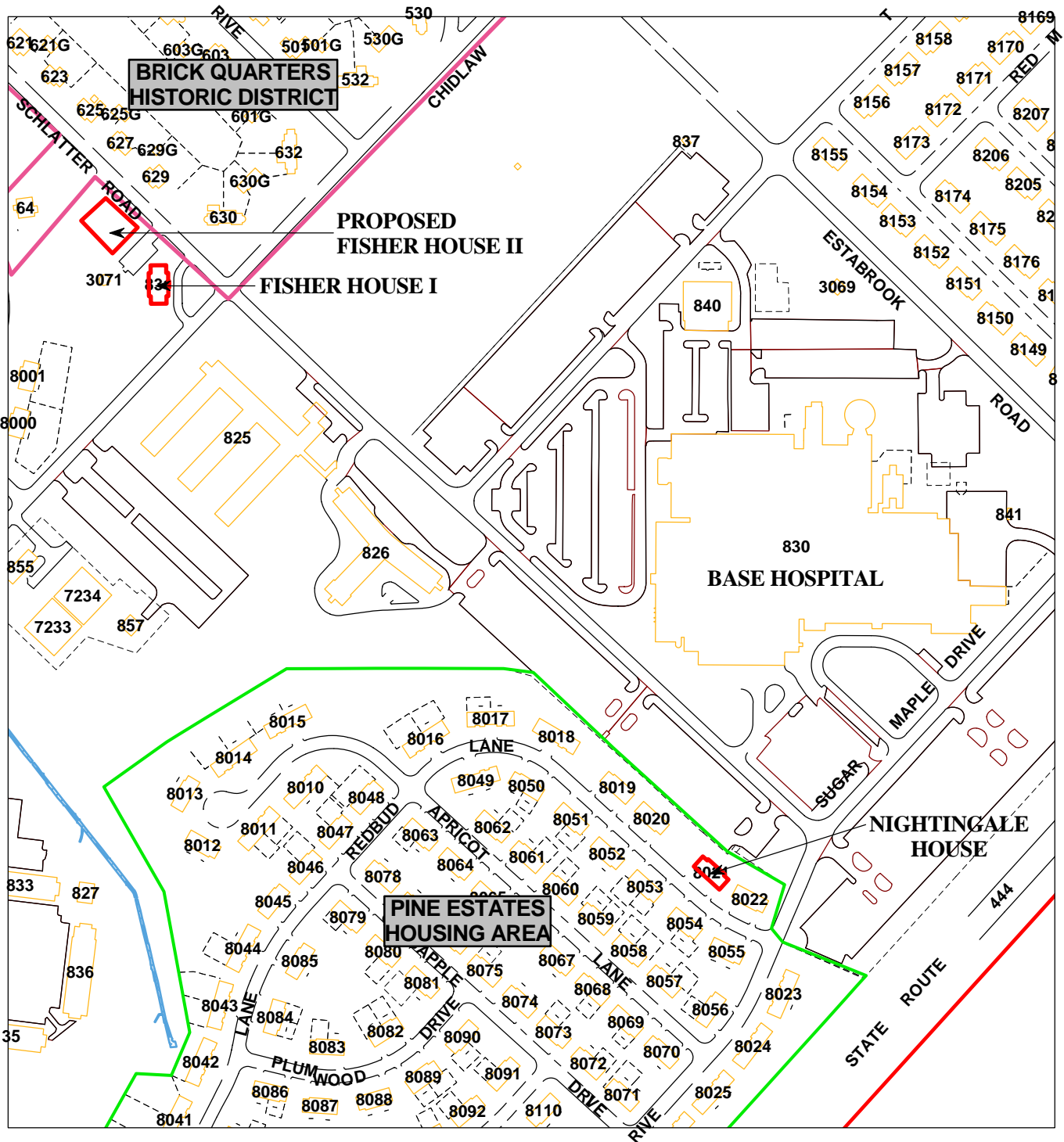
Soil Survey of Greene County, Ohio, March 1978.

### **Prepared By:**

Raymond Baker  
MS, Environmental Management, Certified Hazardous Materials Manager  
EIAP/Cultural Resources Manager  
88 ABW/CEVO  
Environmental Management Division  
Wright-Patterson Air Force Base



## **Appendix A: Site Plan and Photographs**



**WRIGHT-PATTERSON AIR FORCE BASE, OHIO  
88 ABW/CEV  
ENVIRONMENTAL MANAGEMENT**

**PROPOSED FISHER HOUSE II  
SITE LOCATION PLAN**

**FOR OFFICIAL USE ONLY**





**Proposed Building Site, looking northeast towards  
Brick Quarters Historic District residences**





**Proposed Building Site, looking southeast**





**Building 831, existing Fisher House**



**Architect's rendition of proposed Fisher House II**



## **Appendix B: OHPO Correspondence**



February 29, 2008

Raymond F. Baker  
Cultural Resources Program Manager  
Operations Branch  
Environmental Management Division  
88 ABW/CEVO, Bldg 89  
5490 Pearson Road  
Wright-Patterson Air Force Base, Ohio 45433-5332

Dear Mr. Baker:

Re: Construction of the Fisher House II, Schlatter Road, Wright-Patterson Air Force Base, Ohio

This is in response to correspondence, received on January 28, 2008, regarding the above referenced project. My comments are made pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, and the associated regulations at 36 CFR Part 800.

Wright-Patterson Air Force Base (WPAFB) proposes to construct a new building for use as temporary lodging for families of long-term patients hospitalized at the WPAFB Medical Center. The building, to be named Fisher House II, will be located immediately north of the existing Fisher House, which stands at the southwest corner of Schlatter and Chidlaw Roads within Area A of the base. In accordance with 36 CFR Part 800, WPAFB requests our concurrence that the proposed work will have no adverse effect on historic properties.

The proposed project location is across Schlatter Road from the southwest boundary of the Brick Quarters Historic District, which has been determined to be eligible for listing in the National Register of Historic Places. The design of Fisher House II, as portrayed in the architect's rendition included in your submission, compliments the brick residential buildings that make up the Brick Quarters. Because the project site was heavily disturbed during construction of the Brick Quarters, there is little potential for construction activities to affect significant archaeological resources. Therefore, I concur with your finding that this project will have no adverse effect on historic properties.

No further coordination with this office is necessary unless there is a change in the project. If you have any questions, please contact me by phone at (614) 298-2000 or by email at [jcook@ohiohistory.org](mailto:jcook@ohiohistory.org). Thank you for your cooperation.

Sincerely,

Justin M. Cook, History Reviews Manager  
Resource Protection and Review

OHPO Serial Number 1017595

OHIO HISTORICAL SOCIETY

Ohio Historic Preservation Office

567 East Hudson Street, Columbus, Ohio 43211-1030 ph: 614.298.2000 fx: 614.298.2037

[www.ohiohistory.org](http://www.ohiohistory.org)



**DEPARTMENT OF THE AIR FORCE**  
**HEADQUARTERS 88TH AIR BASE WING (AFMC)**  
**WRIGHT-PATTERSON AIR FORCE BASE, OHIO**

18 January 2008

88 ABW/CEVO, Bldg 89  
5490 Pearson Road  
Wright-Patterson AFB OH 45433-5332

Mr. Mark Epstein  
Department Head, Resource Protection & Review  
Ohio Historic Preservation Office  
567 East Hudson Street  
Columbus OH 43211-1030

Dear Mr. Epstein

Wright-Patterson Air Force Base (WPAFB) is proposing to construct a new residential type building for use as temporary lodging for families of long-term patients hospitalized at the WPAFB Medical Center. We have determined that no historic properties will be adversely affected by this undertaking. In accordance with 36 CFR 800.11, we are submitting the following documentation.

Description of the undertaking. Another lodging facility is needed to house the families of hospitalized patients that currently cannot be accommodated by the existing building, Facility 10831, known as the Fisher House. This project proposes to construct a new brick clad single story 12 bedroom residential facility and associated parking area just north of Facility 10831 on the southwest corner of the intersection of Schlatter and Chidlaw Roads in Area A of the base. The building will be approximately 10,000 square feet with two living rooms, a kitchen, dining room and laundry room. The location is adjacent to the southwest boundary of the Brick Quarters Historic District. The new facility, named Fisher House II, would consist of a brick exterior similar to the existing Fisher House and the homes in the Brick Quarters. Activities associated with the construction of the facility would include site preparation, construction of the building and parking area, and landscaping. Attachment 1 contains the site plan showing the area of potential effect. Attachment 2 contains photos of the proposed area, along with an architect's rendering of the new facility.

Description of steps taken to identify historic properties. WPAFB has assessed all buildings on the installation that are 50 years old or older, and has assessed buildings for exceptional significance relating to the Cold War. Your office has reviewed the information we have collected, and our two offices have reached a consensus determination of eligibility for listing on the National Register of Historic Places (NRHP) for facilities at WPAFB. We have also undertaken archaeological surveys for prehistoric and historic-era archaeological sites, and have provided reports of those surveys to your office for review. In 1990 extensive historical map research was conducted by the U.S. Army Construction Engineering Research Laboratory as part of their base-wide inventory to identify potential historic sites in the preparation of the base's Historic Resources Management Plan. Potential sites were located along Chidlaw Road, however in the late 1990's, Phase I archaeological surveys were conducted in the area and no NRHP eligible sites were discovered. The proposed construction site does not contain and is not adjacent to any identified archaeological sites. The proposed area is considered previously disturbed due



to the construction of the Brick Quarters housing area and the surrounding roadways. Therefore, the potential for the discovery of archaeological resources during construction is low. The only historic buildings in the vicinity of this project are the 67 units located in the Brick Quarters senior officer housing area. The project location is adjacent to the southwest boundary of the Brick Quarters Historic District. The Brick Quarters Historic District is composed of residential buildings constructed in 1935 and is eligible to be listed on the National Register of Historic Places.

Basis for determining no historic properties adversely affected. Based upon our past archaeological surveys and historic building evaluations we have determined that no historic properties are present in the area of potential effect. The proposed location is adjacent to the Brick Quarters Historic District. However, since the new building will be constructed of a brick exterior similar to the Brick Quarters residences there will be no direct or indirect effects to the Historic District. Therefore, this undertaking will not adversely affect historic or cultural properties at WPAFB.

Please review the documentation we have provided and let us know whether you concur with our assessment. Should you have any questions, I can be reached at (937) 257-0177, or via email at [raymond.baker@wpafb.af.mil](mailto:raymond.baker@wpafb.af.mil).

Sincerely

A handwritten signature in black ink, appearing to read 'Raymond F. Baker', written in a cursive style.

RAYMOND F. BAKER  
Cultural Resources Program Manager  
Operations Branch  
Environmental Management Division

Attachments

1. Site Plan
2. Photos

FINAL INTEGRATED CULTURAL RESOURCES MANAGEMENT PLAN  
WRIGHT-PATTERSON AIR FORCE BASE

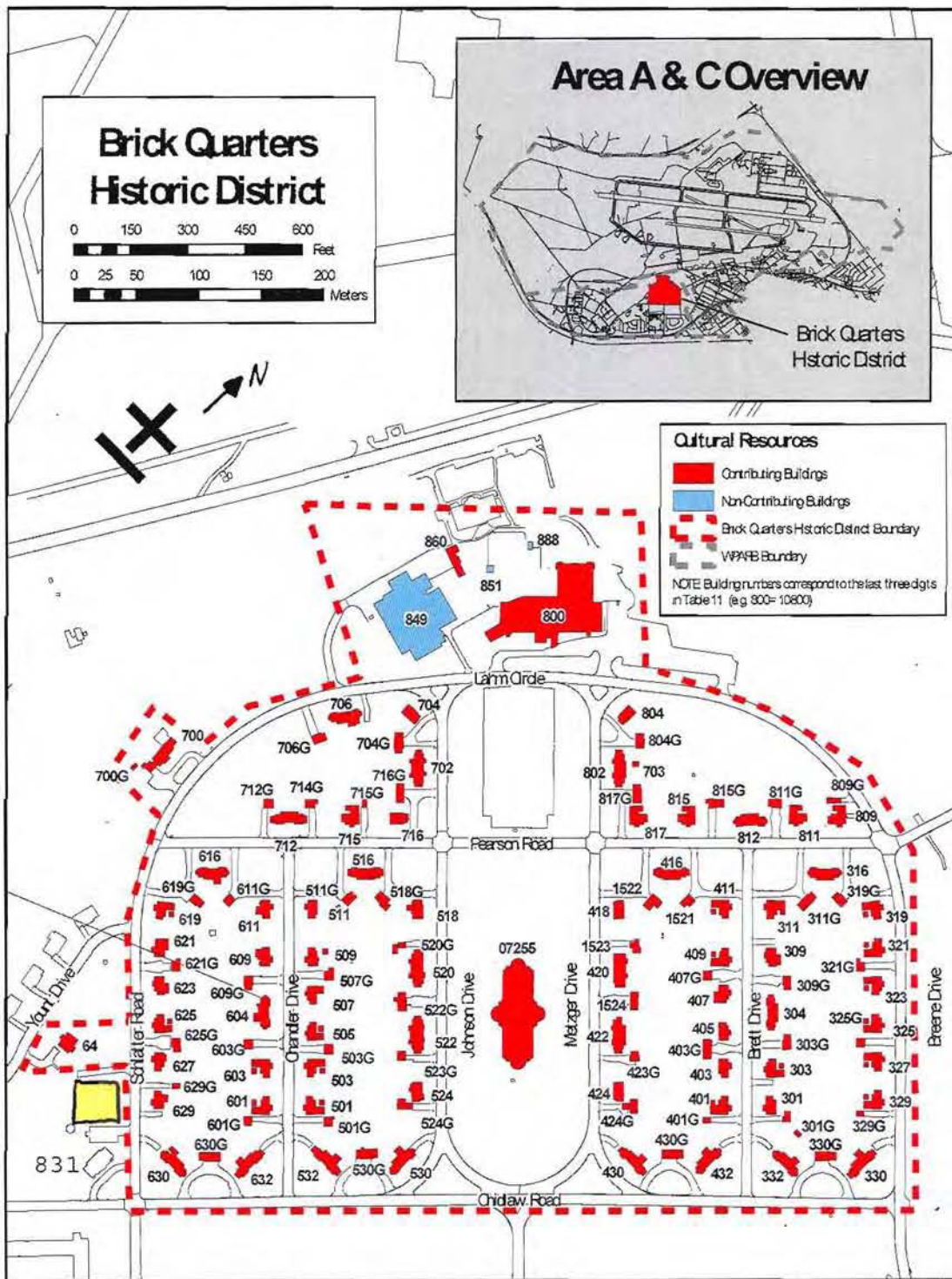


Figure 10 Brick Quarters Historic District



Area of Potential Effect, Proposed Building Site





**Proposed Building Site, looking northeast towards  
Brick Quarters Historic District residences**





**Building 630**

**Building 831**

**Proposed Building Site, looking southeast**





**Building 831, existing Fisher House**





**Architect's rendition of proposed Fisher House II**